

THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

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STAFF REPORT PREPARED BY:	Kymberly Kudla, Zoning Officer
DATE OF SKETCH REPORT PREPARATION:	November 22, 2021
DATE OF SKETCH PLAN REVIEW:	December 07, 2021

GENERAL INFORMATION

OWNER/APPLICANT:	913 Talbot Street LLC – John & Robin Marrah
REQUEST:	The applicant is requesting to construct a 30’x80’ storage building over existing gravel area.
REVIEW:	Sketch plan review (step 1/3)
LOCATION:	913 S Talbot Street – Marasun Roofing (map 0201, parcel 1293)
ZONING CLASSIFICATION:	Gateway Commercial (GC)
EXISTING LAND USE:	Building Service
UTILITIES:	The parcel is currently served by municipal water and County Sewer. All other public or private utilities are available to the parcel.
FACILITIES AND SERVICES:	<p>The St. Michaels Volunteer Fire Department and the St. Michaels Police Department currently provide emergency services and will continue to do so.</p> <p>The Town provides trash and recycling at a standard level to all properties.</p>

STAFF COMMENTS

§ 340-78 Contractor's shop.

A contractor's shop, including office, are permitted in the SLC and GC Districts subject to the following conditions:

- A. All services, storage functions, and work areas are conducted within a completely enclosed building or a fenced or screened yard area that assures no visible evidence of such services, storage, and work area functions from Talbot Street.

B. Outside storage or work areas shall be screened on all sides by a solid, opaque wooden or brick wall not greater than eight feet in height. No variance shall be required for fences serving such screening functions. Chain link fencing shall not be used as a fencing material to satisfy screening requirements. - Area already fenced and building is being constructed in order to further screen and store equipment and other associated items.

§ 340-87 Development standards in the GC Gateway Commercial District.

Parking areas will be located to the side and rear of the parcel except handicapped parking, which may be located near the main entrance of the building. – **Parking is located to the front but it was preexisting.**

§340-102 Accessory structures in Nonresidential Districts

- A. Accessory structures are prohibited in front yard setbacks.
- B. Accessory buildings are subject to the yard, lot, and building regulations of the subject zoning district. – **Address the setback/height/lot coverage limits below.**

§340-104 & §340-105

Lot coverage limit for GC is 70% - **The existing lot is already covered and structure will be placed over existing gravel.**

Setbacks are as follows: Front 20'

Side 10' if adjacent to residential building or zone

Rear 20'

- **The proposed building will have a 33.2' front setback and 36.8' rear yard setback. Side setback is not applicable. Proposed height is just over 20'.**

Parking

§340-145(B)(4) The following regulations shall apply to the A, R-1, R-2, R-3, WD, GC, MC, MM, RG, and PF Districts:

- (a) No lot shall be developed, nor any structure thereon erected, structurally altered, or enlarged, nor any use thereon established, altered, added, expanded, intensified, or otherwise changed, unless the on-site parking requirement of the lot, as so developed and used, is met.

§340-146A Minimum parking ratio

- **First, the parking calculations on the plan are incorrect. Per the definition of building services (*Building service. Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses include contractor offices, janitorial, landscape maintenance, extermination, plumbing, electrical, HVAC, window cleaning, and similar services*) a roofing business would fall under this use and not office use. The parking ratio for building services is 1 space per vehicle plus 1 space per 1,000 SF of gross floor area.**
- **However, further down on the parking ratio table states:**
Contractor's shop: 1 space per 300 square feet of the gross floor area of the office, sales, or display area over 4,000 square feet (minimum of 4 spaces), plus 1 space per 5,000 square feet of storage area. Option one would require 4 spaces plus 1 space for each work vehicle (roughly, I have seen 2 or 3 there) resulting in about 6 or 7 spaces. Option two would require 5 spaces.

- **Either way, the existing parking in front has room for 8 spaces alone (not including all available space within fenced area).**

§340-178 Landscape Improvements

Talbot Street (MD 33) front buffer yards.

- (1) Any development requiring site plan or subdivision approval located on a property with frontage on Talbot Street shall, at a minimum, establish a ten-foot buffer yard along the property frontage. If it is determined by the Planning Commission that due to the location of the existing structures, there is no opportunity to provide a full or partial front buffer yard, the applicant shall utilize containerized plantings that are sited in such a manner as to minimize pedestrian conflicts.
- (2) Uses allowed in a buffer yard shall be limited to landscaping, sidewalks, approved signage, vegetative stormwater management features, and access to the structure and parking area.
- (3) Landscaping will, at a minimum, include four shade and two understory trees, 10 shrubs, and ornamental grasses for every 100 feet of buffer length approved by the Planning Commission. Also, a vegetative screen, landscaped berm, fence, wall, or other methods to reduce the visual impact of any parking area front in Talbot Street shall be provided. The vegetative screen shall have an average continuous height of three feet.

§ 340-179 Screening.

A. Applicability: features to be screened. When located on lots occupied by residential, nonresidential, or mixed uses, the following features must be screened from view of public rights-of-way, public open spaces and lots used or zoned for residential purposes, as specified in this section:

- (1) Ground-mounted mechanical equipment;
- (2) Roof-mounted mechanical equipment;
- (3) Refuse/recycling/grease containers; and
- (4) Outdoor storage of materials, supplies, and equipment.

- Any proposed HVAC units should be shown and potentially need screening depending on location. Refuse containers are preexisting.

§340-181 Site Lighting Standards

(A) Purpose. The purpose of this section is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. Concerning motor vehicles, safety considerations are the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are regulated. This section is not intended to apply to public streetlighting.

(B) Site lighting shall be of low intensity from a concealed source, shall be of a clear white light which does not distort colors and shall not spill over into adjoining properties, buffers, roadways, or in any way interfere with the vision of oncoming motorists.

(D) Additional regulations. Notwithstanding any other provision of this section to the contrary:

1. No flickering or flashing lights shall be permitted.
2. Light sources or luminaires shall not be located within buffer areas except on pedestrian walkways.

(E) Exterior lighting plan. At the time any exterior light is installed or substantially modified, and whenever a zoning certificate is required, an exterior lighting plan is required.

(F) Photometric plans for all proposed commercial and industrial uses are required.

(G) Illumination levels attributable to a parking lot lighting system and any other outdoor lighting shall not exceed 0.5 horizontal footcandle at the property line when adjacent to a residential zoning district.

- Site plan states that proposed lighting on storage building will be for security only and will be motion sensor, downward directed.

Additional Comments:

The proposed building is not within the Critical Area (site plan note #1 needs to be removed or changed). The project will be reviewed by the Technical Advisory Committee (TAC) at time of preliminary site plan review.